



TOWN OF LOOMIS
PLANNING COMMISSION AGENDA
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

THURSDAY

March 28, 2017

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

- ☐ Chairman Hogan
- ☐ Commissioner Duncan
- ☐ Commissioner Kelly
- ☐ Commissioner Wilson
- ☐ Commissioner Obranovich

CEREMONIAL MATTERS

ADMINISTRATION OF OATH TO INCOMING PLANNING COMMISSIONER: **GREG OBRANOVICH**
LINDA KELLY

AT THIS TIME THE COMMISSION WILL ELECT A CHAIRMAN AND VICE-CHAIRMAN

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

- 1. PROJECT STATUS REPORT**
- 2. DECEMBER 20, 2016 MINUTES**
- 3. JANUARY 5, 2016 MINUTES**

RECOMMENDATION

RECEIVE AND FILE
APPROVE
APPROVE

BUSINESS ITEMS

4. **#17-04 2ND #17-04 SECOND BLESSINGS THRIFT STORE - MINOR MODIFICATION**
6440 KING ROAD
APN: 043-093-049
APPLICANT: LOOMIS BASIN CONGREGATIONAL UNITED CHURCH OF CHRIST

Carole Larsen, the applicant, on behalf of the Loomis Basin Congregational United Church of Christ, requests a Minor Modification to replace the existing a 480 sq.ft. single-wide modular building (12'x40') approved for use as a Thrift Store and replace it with a double wide modular building (24'x36') of 864 sf.

The Thrift Store would be subject to the previous conditions of approval, including limited operating hours of no more than 3-4 days per week (Tue/Wed/Fri/Sat), for approximately 4 hours per each of those days.

The approval of a thrift store is subject to Minor Use Permit that may be approved by the Planning Director. The original application though was appealed to the Planning Commission who approved the project on August 2, 2011. This approval was subsequently appealed to the Town Council who approved it on October 11, 2011 subject to the 15 conditions of approval. (attached)

RECOMMENDATION: The Planning Commission approve Resolution #17-04 to replace the existing single wide modular building with a double wide modular subject to the previous conditions of approval.

PUBLIC COMMENT

5. **#17-02 FEATHERED NEST - MAJOR USE PERMIT AND DESIGN REVIEW APPLICATION**
3264 TAYLOR ROAD
APN 043-014-011
APPLICANT: RICHARD MASSIE

The applicant proposes to construct an 11,000 square foot (sf) building, along with 34 parking spaces, delivery and loading areas and roadways. The latter will create approximately 20,000 sf of coverage for an approximate total of 30,000 sf of lot coverage.

The site and surrounding parcels are zoned General Commercial (CG) applies to areas appropriate for a range of retail and service land uses. Furniture Stores are a Permitted Use normally subject to only a staff level zoning clearance. However, as this is new construction Section 13.26.040 Table 2-6 requires a Major Use Permit by the Planning Commission.

RECOMMENDATION

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

PUBLIC COMMENT

**6. #16-19 MINOR SUBDIVISION "LANDS OF PETKUS
NORTH SIDE OF BRACE ROAD, WEST OF I-80 N THE TOWN OF LOOMIS
APN'S 044-123-013, 044-150-001 & 008
APPLICANT: DAN PETKUS**

The applicant submitted a Minor Subdivision Application #16-19 to create a Parcel Map "Lands of Petkus" to divide the site into only four parcels replacing the previously approved Tentative Tract Map of 16 lots. The project site is zoned RS-7 Single Family Residential 7,000 square foot minimum and shown as Residential Medium Density in the General Plan

The "Del Oro Vista" Tentative Tract Map was approved by the Loomis Planning Commission with a Mitigated Negative Declaration (MND) as per the California Environmental Quality Act (CEQA) on April 21, 2009. The Town of Loomis proposes to use the previously adopted Mitigated Negative Declaration (MND) as per Section 15164 of the CEQA Guidelines for this project..

RECOMMENDATION: The Planning Commission approve *Resolution #17-05 (Attachment 1)* rescinding approval of Major Subdivision "08-12 "Del Oro Estates," and simultaneously approve Minor Subdivision #16-19 "Lands of Petkus" into 4 residential lots, subject to the previously adopted Mitigated Negative Declaration for "Del Oro Estates" as per the California Environmental Quality Act (CEQA) as per Section 15164 of California Environmental Quality Act (CEQA) Guidelines and the recommended findings and conditions of approval.

PUBLIC COMMENT

**7. #16-09 "THE GROVE" MAJOR SUBDIVISION\DESIGN REVIEW
SOUTHWEST OF THE INTERSECTION OF HUMPHREY ROAD AND NO NAME LANE WITHIN THE
TOWN OF LOOMIS.
APN: 044-021-008
APPLICANT: MANDARICH DEVELOPMENT**

The applicant is proposing to subdivide a 9.98 acre parcel into 26 lots southwest of the intersection of Humphrey Road and No Name Lane in the Town of Loomis. The land is designated Residential Medium Density in the Loomis General Plan and zoned RS-10a Single-Family Residential 10,000 average minimum.

As shown on *The Grove Tentative Subdivision Map Sheet 1 of 4 (Attachment 2)*, the site will consist of 26 lots accessed from Humphrey Road via a circular interior road "Grove Circle." Six of the lots, including the park will be clustered in the center, with the remaining lots around Grove Circle backing to the sides of the project site. The proposed 26 lots will be as follows:

- 22 single family residential lots with a minimum lot of size of 11,871 sf, a maximum lot size of 15,066 sf, an average lot size of 12,444 sf, and an average gross density of 2.2 dwelling units per acre;
- Two landscaping lots (Lots A and B), 5,720 sf and 6,896 sf, respectively;
- A 12,171 sf park lot located within the central portion of the site (Lot C); and
- A 22,206 sf storm water detention basin lot (Lot D).

RECOMMENDATION: The Planning Commission approve *Resolution #17-03 (Attachment 1)* approving Major Subdivision #16-10 "The Grove" into 22 residential lots, along four additional lots reserved for a

park, entryway landscaping, and a required storm drainage retention basin, subject to the approved Design Review and adoption of a Mitigated Negative Declaration as per the California Environmental Quality Act (CEQA) and the recommended findings and conditions of approval.

PUBLIC COMMENT

8. #17-07 ZONE TEXT AMENDMENT

ESTABLISHMENT OF PLANNED DEVELOPMENT ZONE

The Town of Loomis is proposing to add a new zoning district entitled Planned Development (PD) consistent with the Loomis General Plan.

Purpose:

The proposed ordinance clearly states from the very beginning the use and expectations of it. Specifically it states,

"The Town expects each project within a Planned Development District to be of obvious and significantly higher quality than would be achieved through conventional design practices and standards."

The PD Zone creates a tool to implement the objectives and policies of the General Plan, especially for larger parcels of land that allow for a mix of residential uses, and some commercial, while preserving large areas of environmentally sensitive areas for public enjoyment. Importantly it ensures an orderly and quality small town design consistent with the Town goals, and surrounding neighborhoods and uses. The PD zone is a tailored district designating the zoning regulations for a project and setting specific development standards.

A PD zone offers the ability to facilitate innovation and specific site conditions, not found in traditional zone districts that often are criticized for reinforcing standardized subdivisions that do not adapt to a rural and small town atmosphere. The PD zone also offers a vehicle for negotiation not found in the yes/no options of a traditional zone. Rather it allows the town to negotiate to accommodate the needs and demands of the town that are enforceable by an ordinance. While a PD zone allows for flexibility, it is not an excuse for reduction of standards, but a mechanism to require higher standards for the town in exchange.

RECOMMENDATION: The Planning Commission approve *Resolution #17-07 (Attachment 1)* and adopt the resolution recommending approval to the Town Council of adding the Planned Development Zone to the Loomis Zoning Ordinance

PUBLIC COMMENT

ADJOURNMENT: _____ **PM**

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can

accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

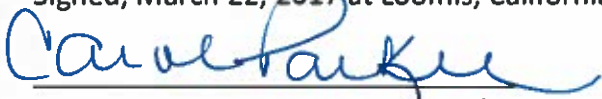
PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 5 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for Tuesday March 28, 2017, continued Meeting of the Town of Loomis Planning Commission was posted March 22, 2017 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed, March 22, 2017 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant